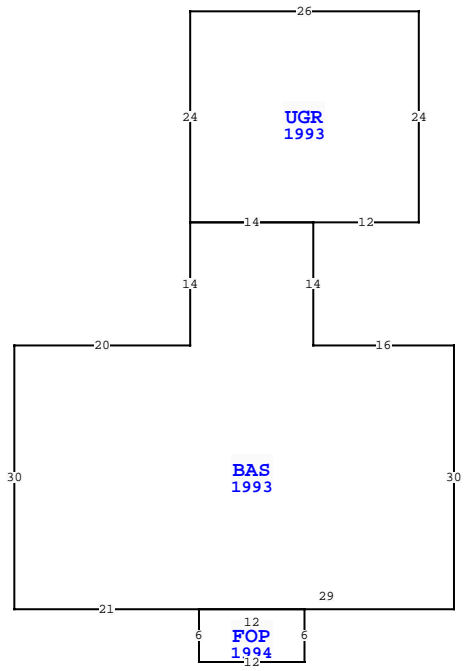


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 90				
Interior Wall	06 CUST PANEL 10				
Interior Floo	12 HARDWOOD 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	03 MASONRY 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	05 DIST 1A 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	2019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1993	1,696	136,905
FOP	72	30	1994	22	1,776
UGR	624	45	1993	281	22,683
TOTALS	2,392			1,999	161,364

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,999	103.4880	103.49	206,877	1965	1980	0	0	22.00	78.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1696 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			161,364	
TOTAL MARKET OB/XF VALUE			4,668	
TOTAL LAND VALUE - MARKET			162,500	
TOTAL MARKET VALUE			328,532	
SOH/AGL Deduction			0	
ASSESSED VALUE			328,532	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			328,532	
TOTAL JUST VALUE			328,532	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			321,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401299	XFOB	7,036	09/01/1994
6392	ADDITION	20,900	04/09/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0390	2/26/2020	LE U		I	11	100
GRANTOR: HARPER LAURA G & THEM						
GRANTEE: THEM THAT TRUST						
2313/1729	10/22/2019	WD U		I	11	100
GRANTOR: HARPER LAURA G						
GRANTEE: HARPER LAURA G & TH						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	12	24		288.00	SF 35.00	100	1994	1994	3	20	2,016	
2	0681	POLE SHED	0	0	9	24		216.00	SF 11.55	100	1994	1994	3	20	499	
3	0825	BRICK	0	0	0	0		196.00	SF 6.25	100	1995	1995	3	90	1,103	
4	0855	CONC PAVER	0	0	0	0		50.00	SF 5.00	100	1995	1995	3	68	170	
5	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1980	1980	3	44	880	

BUILDING NOTES				
BLD DATE 07/23/2014 KK LGL DATE 04/11/2024 MLU				
XF DATE				
INC DATE				
719 PELICAN LN, FERNANDINA BEACH				

BUILDING DIMENSIONS													
BAS=[YR=1993] W16 N14 UGR=[YR=1993] E12 N24 W26 S24 E14 \$ W14 S14 W20 S30 E21 FOP=[YR=1994] S6 E12 N6W12\$ E29 N30\$ .													

LAND DESCRIPTION														TOTAL OB/XF 4,668										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0	0006	RSF	2125.00	200.00	125.00	FF		1.00	1.00	1,300.00	1,300.00	162,500								